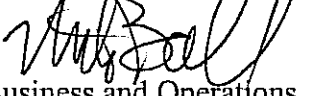




College Station Independent School District

Success....each life....each day....each hour

MEMORANDUM

To: Dr. Eddie Coulson, Superintendent 

From: Mike Ball, Deputy Superintendent for Business and Operations

Date: June 15, 2007

Subject: Authorization to advertise a Request For Proposals for Construction Contractors for the 2007 Bond Program Projects.

Agenda Item: K-5

Board Priority/
District Goal: Priority 3, Goal 4

BACKGROUND

Texas Education Code §44.038 provides that “the district shall select the construction manager-at-risk in either a one-step or two-step process. The district shall prepare a request for proposals, in the case of a one-step process, or a request for qualifications, in the case of a two-step process, that includes general information on the project site, project scope, schedule, selection criteria, estimated budget, and the time and place for receipt of proposals or qualifications, as applicable, a statement as to whether the selection process is a one-step or two-step process, and other information that may assist the district in its selection of a construction manager-at-risk. The district shall state the selection criteria in the request for proposals or qualifications, as applicable. The selection criteria may include the offeror's experience, past performance, safety record, proposed personnel and methodology, and other appropriate factors that demonstrate the capability of the construction manager-at-risk. If a one-step process is used, the district may request, as part of the offeror's proposal, proposed fees and prices for fulfilling the general conditions. If a two-step process is used, the district may not request fees or prices in step one. In step two, the district may request that five or fewer offerors, selected solely on the basis of qualifications, provide additional information, including the construction manager-at-risk's proposed fee and its price for fulfilling the general conditions.”

The one-step process would allow the District to engage a construction manager at risk on a shorter time schedule than the two-step process would allow. The one-step process appears to be the process that would best suit the current circumstances.

RECOMMENDATION

It is recommended that the Board of Trustees of College Station Independent School District consider authorizing the Superintendent or his designee to advertise a Request For Proposals for a Construction Manager-at-Risk using the One Step process as outlined in Texas Education Code §44.038.